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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** APPLE RIDGE MAJOR SUBDIVISION  
(RESUBDIVISION OF LANDS OF MINARD)  
**PROJECT LOCATION:** SHAW ROAD  
SECTION 55 – BLOCK 1 – LOTS 43.2 & 44  
**PROJECT NUMBER:** 06-24  
**DATE:** 28 JUNE 2006  
**DESCRIPTION:** THE APPLICATION PROPOSES THE SUBDIVISION OF THE TOTAL  
197+ ACRES INTO FOURTY-FIVE (45) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT  
BASIS ONLY.

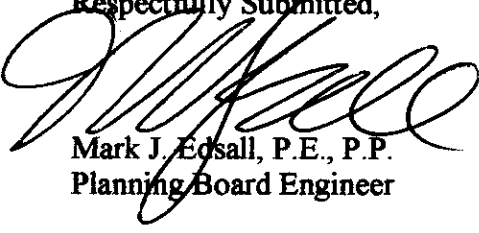
1. The subdivision is located in the R-1 zoning district of the Town. The “required” bulk information shown on the plan is correct for the zone and use. The table should be corrected as follows:
  - The table should be made complete by adding the required value for net area.
  - Lot Depth and Building Coverage are not requirements in New Windsor Bulk Tables. They should be removed from the table.
  - Building area should be corrected to reference “Minimum Livable Floor Area”, which is a minimum value.
2. We have reviewed the plans in concept and note the following issues:
  - The plans are stamped by a Registered Landscape Architect. Under NYS law, subdivision plats must be stamped by a Land Surveyor. We will need a plan with the LS stamp, which will verify the bulk compliance by the appropriately licensed professional.
  - This is a re-subdivision of the Lands of Minard (see PB App. No. 00-00). Based on the time frame involved, the prior lots will be subject to the review of the Orange County Department of Health.

**REGIONAL OFFICES**

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- An essential element of the plan, which should be prepared as early in the process as possible, is the Stormwater Pollution Prevention Plan.
  - An essential departmental review for this project will be that of the Highway Superintendent. His input regarding the general layout is important at this time.
3. The Planning Board should review the general layout of the subdivision and provide any initial comments regarding same. We will continue a detailed review of the plans as more complete plans are prepared.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

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